



**Offers In Excess Of £219,000**

47 Consort Gardens, East Cowes, Isle of Wight, PO32 6FT





This two bedroom end of terrace home is situated in a sought after location, on the edge of town and within walking distance to varied amenities and the seafront. The property boasts a lovely garden and in our opinion would make an ideal first home or buy to let investment.

The accommodation offers good sized rooms and comprises hallway with storage, lounge/ dining room with access to the garden, kitchen with modern units and ground floor wc. Two bedrooms and bathroom complete this fantastic homes accommodation. The property also benefits from gas central heating, double glazing, off road parking for 1 car and a sunny garden.



The property is in a handy location, a short walk away from the town of East Cowes, which has many features that include Waitrose supermarket, convenience stores, plus a varied range of shops and restaurants. The shingle and sand beach in East Cowes is ideal for families and enjoys fantastic views across the Solent and out towards Cowes marina. The lovely esplanade boasts a playground, paddling pool, cafe and has a woodland area behind, perfect for leisurely walks. The Red Funnel car ferry service to Southampton is located under half a mile away.

To arrange an internal viewing please call The Wright Estate Agency on 01983 281010.



Lounge 17'7" x 11'0"

Kitchen

Bedroom 1 13'8" x 10'7"

Bedroom 2 13'8" x 10'5"

Bathroom

Outside

The enclosed rear garden is mainly lawn with a patio area, timber shed and gated access to the rear. There is also allocated parking to the front of the property.

Council Tax

Band B


Services

Unconfirmed gas, electric, telephone, mains water and drainage.

Agent Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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**wright**  
 estate agency